



City of Huntington Beach Planning and Building Department

STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning of Building
BY: Mary Beth Broeren, Planning Manager *MBB*
DATE: August 10, 2010

SUBJECT: **GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/ ENVIRONMENTAL ASSESSMENT NO. 10-005 (Sunset Beach Specific Plan and Annexation)**

APPLICANT: City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648

PROPERTY

OWNER: Various; there are 497 parcels in Sunset Beach and 441 property owners based on available information from the County of Orange.

LOCATION: Unincorporated Sunset Beach, located between Warner Avenue and Anderson Street on either side of Pacific Coast Highway, including the beach area

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Annexation No. 10-001 is a City-initiated proposal to annex the approximately 109 acre unincorporated Sunset Beach community to the City of Huntington Beach. The property is currently located within the jurisdiction of the County of Orange.

General Plan Amendment No. 10-002 is a request to amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to "specific plans" for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City's boundary, would make minor wording changes to the Utility Element and would update the Recreation and Community Services Element to reflect update recreational amenity information. (Attachment No. 2).

Zoning Text Amendment No. 10-002 is a request to create the Sunset Beach Specific Plan (Specific Plan 17) that will provide development standards for the Specific Plan area pursuant to Chapter 215 of the Huntington Beach Zoning and Subdivision Ordinance (ZSO) (Attachment No. 3). The Sunset Beach area is currently governed by a County of Orange Sunset Beach Specific Plan. The proposed City of Huntington Beach Specific Plan proposes to maintain the intent of the existing Specific Plan in terms of land use plan, districts and regulations.

Zoning Map Amendment No. 10-001 is a request to amend the City of Huntington Beach Zoning Map to pre-zone the Sunset Beach area with the Sunset Beach Specific Plan pursuant to Chapter 247 of the ZSO (Attachment No. 4). Pre-zoning is required for annexation to be approved.

Local Coastal Program Amendment No. 10-001 is a request to amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to “specific plans” for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above. (Attachment No. 5).

Environmental Assessment No. 10-005 analyzes the potential environmental impacts associated with the General Plan Amendment, Zoning Text Amendment, pre-zoning, Local Coastal Program Amendment and annexation of Sunset Beach.

The proposed entitlements establish City of Huntington Beach General Plan, Local Coastal Program and zoning designations for Sunset Beach if it is annexed to the City of Huntington Beach. Due to the unique character and built out nature of the community, a specific plan is proposed to best carry forward the community-established goals for the area. The Sunset Beach area is currently regulated by a County of Orange specific plan. City staff has annotated the County’s specific plan to indicate which sections of that specific plan have been carried forward into the City’s proposed document and where they are located in the document (Attachment No. 6). The proposed entitlements do not propose or require any development activity. They are necessary for the City to annex Sunset Beach. The Local Coastal Program Amendment is subject to review and approval by the California Coastal Commission, which approval must occur in order for the proposed zoning and land use designations to be in effect from a regulatory perspective.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

History of Entitlements:

- County of Orange approved the Sunset Beach Specific Plan/Local Coastal Program in 1981.
- California Coastal Commission certified the County’s Plan in 1983.
- County of Orange approved an Addendum to the Sunset Beach Specific Plan/Local Coastal Program in 1990 (Attachment No. 5).
- California Coastal Commission certified the amended Plan in 1991.
- Orange County Local Agency Formation Commission (LAFCO) placed the unincorporated Sunset Beach in the City of Huntington Beach’s Sphere of Influence in 2009.

Zoning and General Plan land use designations for Sunset Beach and surrounding area:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	<u>Existing</u> County: Urban Residential, Open Space, Community Commercial City: NA <u>Proposed</u> County: NA City: Residential High Density, Commercial Visitor, Open Space-Shoreline, Open Space-Water, and Public	<u>Existing</u> County: Sunset Beach SP and Sunset Beach SP-FP3 City: NA <u>Proposed</u> County: NA City: Sunset Beach SP	Residential, commercial, public and open space
North of subject property	City of Seal Beach: General Commercial, Beach and Residential Low Density City of Huntington Beach: Commercial Visitor, Residential Medium Density, Residential Low Density, Residential Medium High Density, Commercial Neighborhood	City of Seal Beach: General Commercial, Beach, Residential Low Density City of Huntington Beach: Commercial Visitor, Medium Density Residential, Low Density Residential, Medium High Density Residential and Commercial General	Residential, Commercial, Huntington Harbour
East and southeast of subject property	County: Open Space Reserve, Suburban Residential City: See North for City of Huntington Beach; also Open Space-Shoreline	See North; also Bolsa Chica Wetlands, Bolsa Chica State Beach	See North; also Bolsa Chica Wetlands, Bolsa Chica State Beach
Southwest of subject property	NA	NA	Pacific Ocean

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION

August 2, 2010

MANDATORY PROCESSING DATE

- Draft ND: Within 180 days of complete application: January 29, 2011
- Legislative Action: Not Applicable

The tentative public hearing date for the Planning Commission is September 28, 2010.

CEQA ANALYSIS/REVIEW

Environmental analysis is being completed to analyze the potential environmental impacts from the proposed project. It is expected that a Negative Declaration will be prepared. The environmental document will be made available for a 30-day public review period, expected to begin in mid-August 2010.

The City of Huntington Beach Sunset Beach Specific Plan was created to reflect existing conditions and the existing Specific Plan as approved by Orange County and the California Coastal Commission. Therefore, it is not expected that the proposed legislative amendments and annexation will result in any significant adverse environmental effect. The public hearing staff report will include the environmental analysis and any comments received during the 30-day comment period.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Administration, Planning and Building, Fire, Community Services and Public Works analyzed annexation of the property for an Annexation Feasibility Study prepared for the City Council. City departments have also commented on the preparation of the Draft Specific Plan. Additionally, the City has been working with LAFCO regarding annexation procedures.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

In 2009 and 2010, City representatives attended Sunset Beach Community Association meetings regarding annexation. The City of Huntington Beach City Council held a Study Session to discuss the annexation on June 7, 2010. On August 2nd, the City Council directed staff to proceed with the annexation process and associated entitlements. At both the June 7th and August 2nd meetings, as well as at various City Council meetings held between these two dates, there were numerous speakers from Sunset Beach and Huntington Beach who expressed either opposition or support for the annexation; however, most were opposed and requested the City wait to pursue annexation until the Sunset Beach community completes its application process with LAFCO to incorporate as its own city.

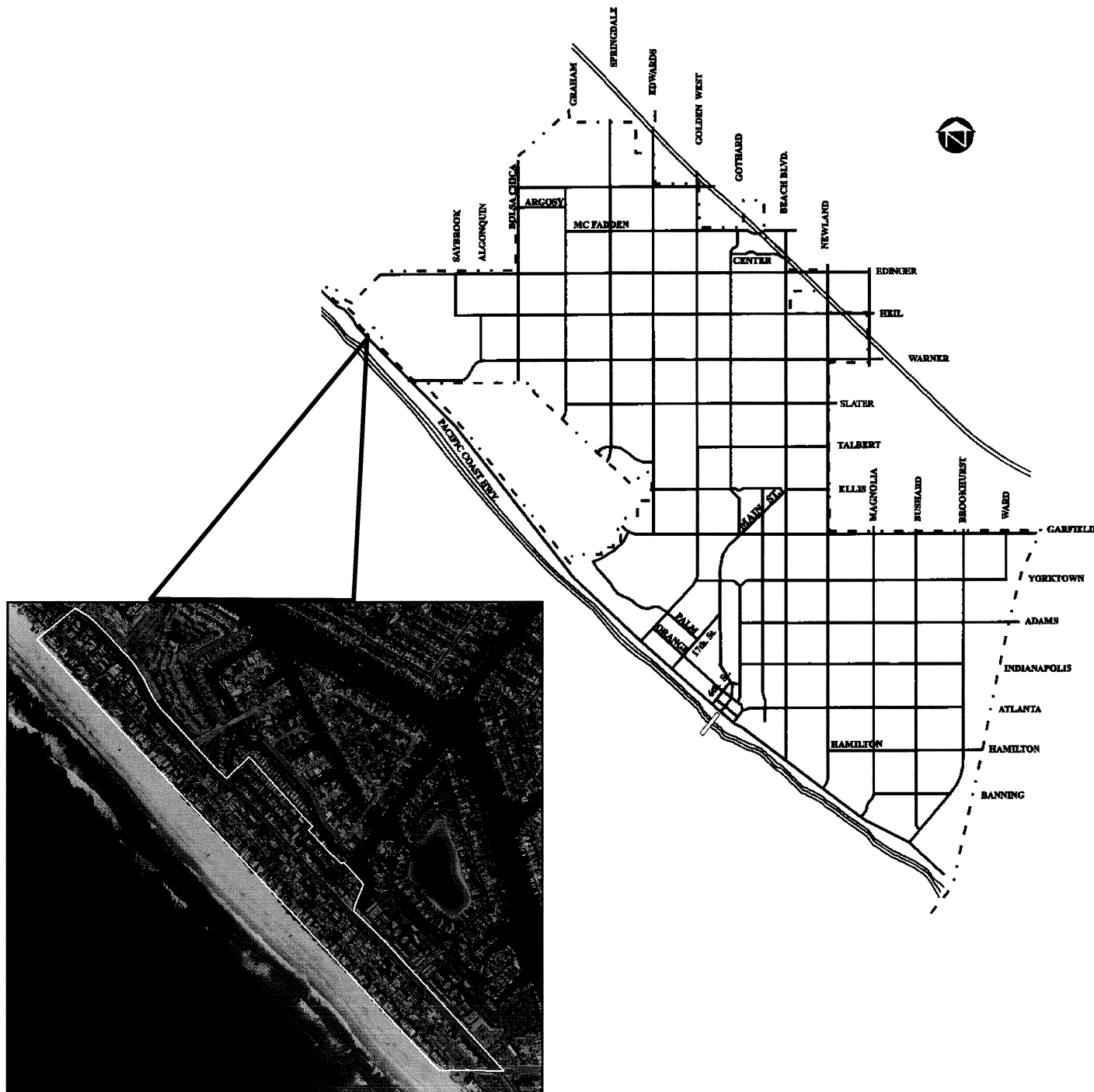
PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

- Impacts of the proposed annexation on City services and consistency of the proposed annexation with surrounding land uses
- Consistency of the proposed amendments with the City of Huntington Beach General Plan and Local Coastal Program for the establishment of land use designations for the Sunset Beach area
- Consistency of the proposed Sunset Beach Specific Plan with City policies and regulations
- Consistency of the proposed amendment to the Zoning Map with the proposed land uses and surrounding area
- The environmental impacts associated with the proposed project

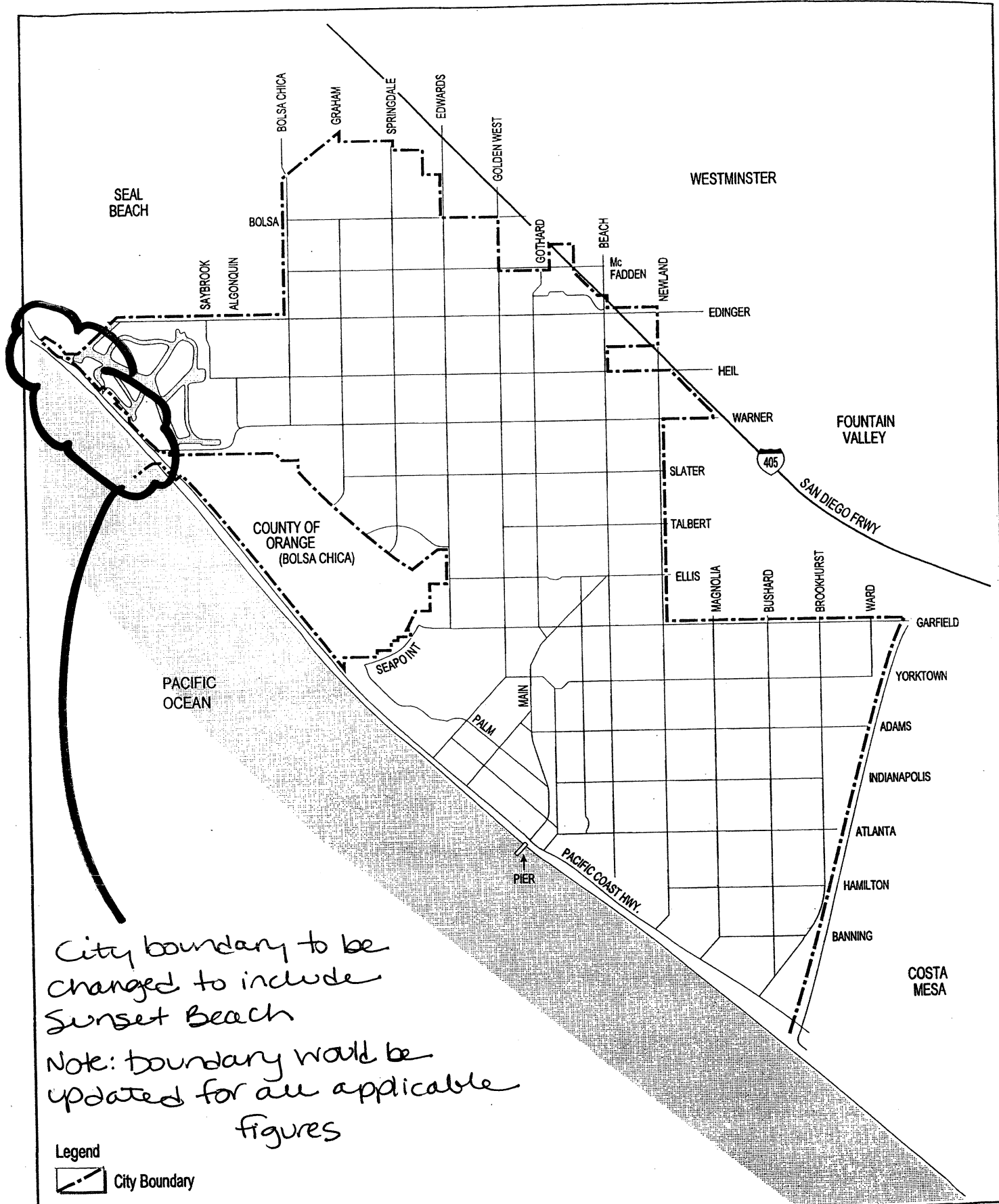
ATTACHMENTS:

1. Vicinity Map
2. Proposed General Plan changes
3. Draft Sunset Beach Specific Plan dated August 2010
4. Pre-zoning map
5. Proposed Local Coastal Program Land Use Plan (Coastal Element) changes
6. Existing County of Orange Sunset Beach Specific Plan/Local Coastal Program with City notations/references to the proposed City of Huntington Beach Sunset Beach Specific Plan dated August 2010



VICINITY MAP

GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/NEGATIVE DECLARATION NO. 10-005
(SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)



Land Use Plan

City of Huntington Beach

General Plan

Figure to be amended to reflect change in City boundary and to reflect land use designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

ATTACHMENT NO. 2.2

- a Auto District Overlay
- d Design Overlay
- h Historical Overlay
- mu () Mixed Use Overlay (Mixed Use Density)
- pd Pedestrian Overlay
- rmp Residential Mobile Home Park Overlay
- sp Specific Plan Overlay

CAUTION
WHEN USING THIS MAP

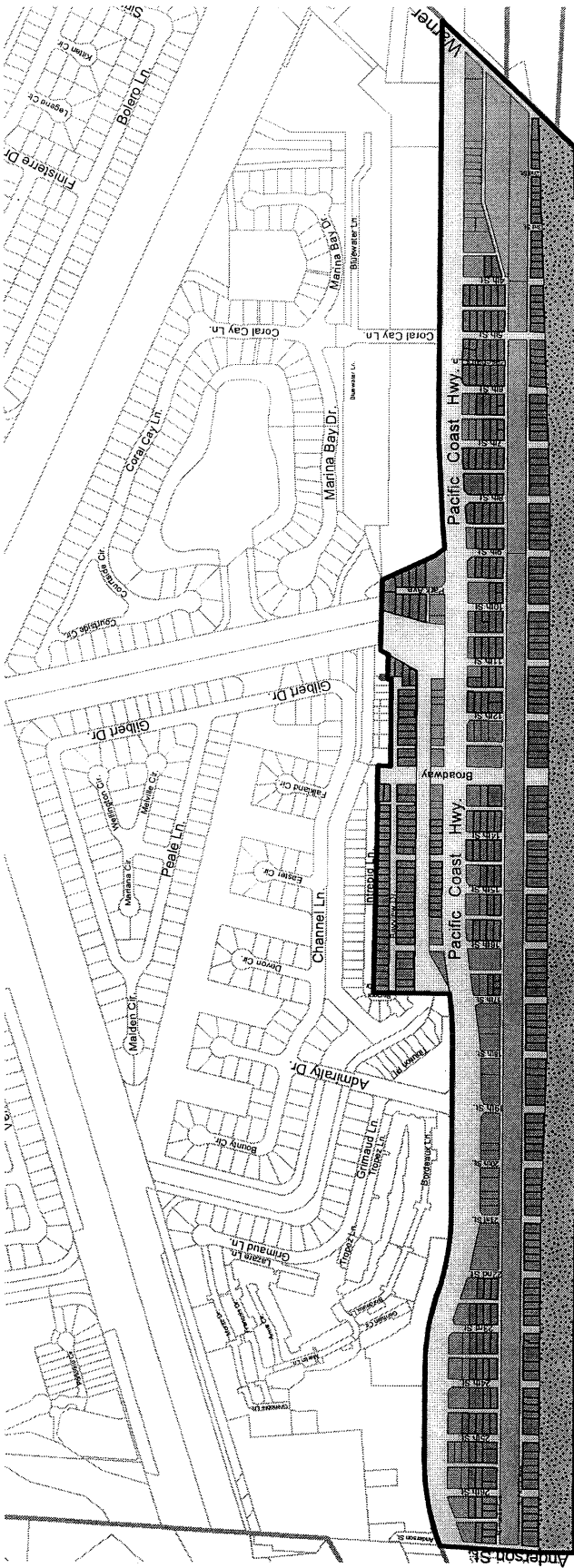
Information shown herein is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.

FIGURE
LU-5
Amended April 2010

Density Code	Permitted Density
F1	0.35
F2	0.50
F2A	0.75
F3	1.0
F4	1.25
F5	1.50
F6	2.0
F7	3.0
F8	1.5 (MU)-0.35 (C)/25 du/ac
F9	1.5 (MU)-0.5 (C)/25 du/ac
F10	1.5 (MU)-1.5 (C)/25 du/ac
F11	2.0 (MU)-2.0(C)/25 du/ac
F12	3.0 (MU)-3.0(C)/30 du/ac
F13	1.5(MU)-1.5(C)/15 du/ac
F14	1.75(MU)-0.2(C)/45 du/ac

For additional development standards, please refer to the Community Subarea Map (Figure LU-6), and the Community District and Subarea Schedule (Table LU-4) of the Land Use Element of the General Plan.

- Residential Low Density
- Residential Medium Density
- Residential Medium High Density
- Residential High Density
- Commercial
 - Commercial Regional
 - Commercial Visitor
 - Commercial General
 - Commercial Neighborhood
 - Commercial Office
- Industrial
- Mixed Use
 - Mixed Use
 - Mixed Use Horizontal
 - Mixed Use Vertical
- Conservation
 - Commercial Recreation
 - Park
 - Shore
 - Water Recreation
- Public
 - School, Hospital, Church (underlying designation)
 - Right of Ways & Bridges



LEGEND

- Residential High Density
- Commercial Visitor - Mixed Use Overlay
- Public
- Open Space - Shoreline
- Open Space - Water Recreation
- Specific Plan Overlay
- sp
- Parcels
- Right Of Way
- Huntington Beach Boundary
- Sunset Beach Boundary

This designation applies to all Land Uses for this area.



Excerpt from
Draft Sunset Beach Specific Plan
dated August 2010

ATTACHMENT NO. 2.3

CAUTION
NOT FOR CONSTRUCTION
Information shown herein is for informational purposes only and does not constitute a warranty or guarantee of any kind. The City of Huntington Beach and its representatives make no warranty or representation as to the accuracy or completeness of the information shown herein.

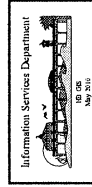


Exhibit 2.1 Land Use Plan

TABLE LU-3

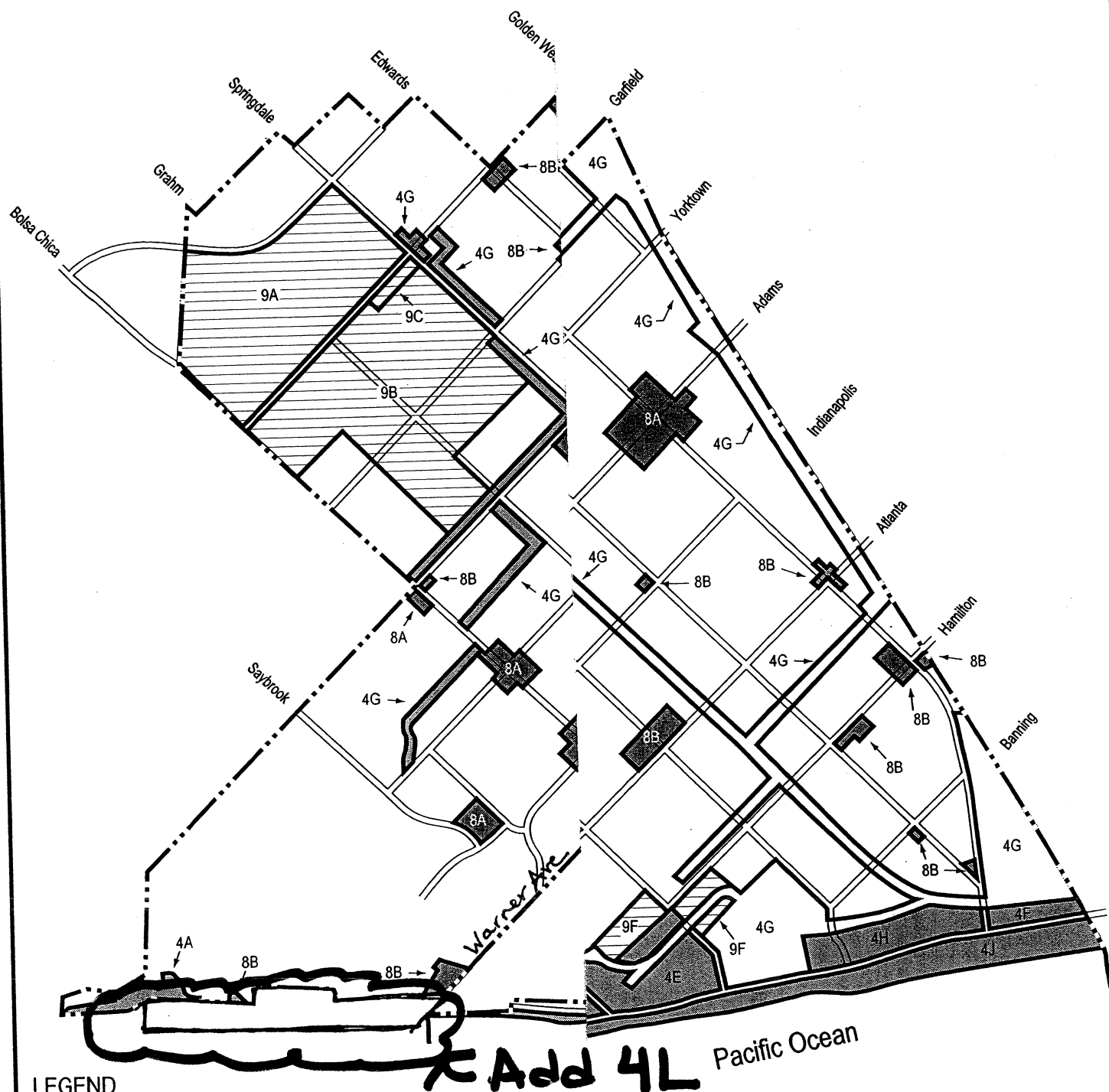
Development “Overlay” Schedule

Land Use “Overlay” Category	Characteristics/Requirements
Specific Plan -sp	Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses.
Residential Mobile Home Park -rmp	Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Mixed Use -mu	Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (See LU 11.1.1). The design and density for a mixed use project shall be as shown on the Figure LU 5 in parentheses (See Table LU-2b for more detail) or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (<i>I-LU 1, I-LU 13, and I-LU 10</i>). ←
Automobile District -a	Permits the development of an automobile district in addition to the underlying land uses.
Special Design Standards -d	Permits underlying land uses in accordance with special design standards.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4K	Design and Development	<p>5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA.</p> <p>6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);</p> <p>C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.</p> <p>D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.</p>
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design and Development	<p>Category: Specific Plan (“-sp”) and Mixed Use (“-mu”)</p> <ul style="list-style-type: none"> • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
5 Regional “Core”	Area wide Functional Role	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
5A Huntington Center	Permitted Uses	<p>Category: Commercial Regional (“CR”)</p> <p>Region-serving commercial uses permitted by the “CR” land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the “-mu” overlay.</p>
	Density/Intensity	<p>Category: “-F2”</p> <ul style="list-style-type: none"> • Height: four (4) stories
	Design and Development	<p>Category: Mixed Use (-mu) ; Specific Plan (-sp)</p> <ul style="list-style-type: none"> • Require the preparation of and development in conformance with a specific or master plan. • Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16. • Locate buildings around common courtyards and pedestrian areas. • Locate a portion of development along the Beach Boulevard frontage. • Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. • Implement extensive streetscape improvements along the Beach



STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Recreation and Community Services Element is just such an optional element. It is specifically concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities.

Once this is adopted by the City of Huntington Beach, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

TECHNICAL SYNOPSIS

The City of Huntington Beach's recreational opportunities consist of parks, golf courses, and coastal amenities, including ~~nine~~ **approximately 9.5** miles of coastal parks and beaches. This first section summarizes the Technical Background Report's existing conditions discussion. The existing condition summary is followed by the Recreation and Community Services Goals, Objectives, Policies, Implementation Programs, and Implementation Matrix.

A. NON-COASTAL PARKS AND RECREATION

1. Existing Parks and Recreation Facilities

Huntington Beach contains ~~71~~ **73** parks which encompass ~~577.28~~ **756.32** acres. These include ~~six~~ **10** mini parks totaling ~~2.7~~ **4.85** acres, ~~58~~ **50** neighborhood parks totaling ~~157.39~~ **175.25** acres, ~~seven~~ **10** community parks totaling ~~143.28~~ **168.33** acres, and ~~two~~ **three** regional parks (Huntington Central Park, ~~and~~ Blufftop Park and **OC Regional Weider Park**) encompassing ~~274~~ **407.90** acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

8. Equestrian Trail System

The City maintains approximately two miles of horse trails located in Huntington Central Park. A 25-acre privately developed and maintained equestrian center is available for public use. Riders also utilize trails in the residential area located south of Ellis Avenue between Edwards and Golden West Streets.

The City's Trails Implementation Plan contains the adopted Equestrian Trails Plan which emphasizes equestrian use west of Golden West Street within Huntington Central Park and ultimately extends the trail system into the Bolsa Chica area. The Harriett M. Weider Regional Park is planned to provide pedestrian, equestrian, and bike trails connecting Central Park with Bolsa Chica State Beach (equestrians will not be able to access the beach from this trail).

9. Newland House

The Newland House, located on a bluff near the northeastern corner of Beach Boulevard and Adams Avenue, is the former home of Huntington Beach pioneers William and Mary Newland. Built in 1898, the house and adjacent grounds were restored to preserve the site and are operated and maintained by the Historical Society through a lease agreement with the City. The site also contains public meeting space. For information on the historic significance of the site, please see the Historical Resources Section of the Technical Background Report.

B. COASTAL/RECREATION FACILITIES

1. Municipal Pier

The City of Huntington Beach Municipal Pier is located at the intersection of Main Street and the Pacific Coast Highway and serves as the focal point of the City's downtown area.

The pier's facilities include a lifeguard tower, observation and fishing platforms, bait and tackle stand, "end of the pier" restaurant, and temporary public restrooms. Future facilities will include a snack shop, permanent rest rooms, bait and tackle shop, and pier plaza.

2. Beaches Parks

Huntington Beach contains approximately ~~nine~~ **9.5** miles of shoreline, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach **and Sunset Beach**, operated by the City. **The City of Huntington Beach also operates a portion of Bolsa Chica State Beach from the Pier to Seapoint Street.**

The ~~three~~ **four** beaches have an annual visitation rate of ~~fifteen~~ **11** million visitors. These beaches encompass a total of approximately ~~380~~ **408.8** acres and provide regional recreational opportunities for sunbathing, swimming, surfing, bodysurfing, and sand volleyball. Fire rings are also available for barbecues and evening campfires. Offshore clam beds and a variety of game fish also attract divers and surf fishermen to the Huntington Beach shoreline. A trail extends the length of this shoreline, allowing for bicycle riding, jogging and walking separated from vehicular traffic. The beaches have been the sites of many national and international surfing contests and are among the best surfing areas on the West Coast.

Huntington Harbour contains four small beaches. Two beaches are located at the Huntington Harbour entrances to Davenport and Humboldt Islands and two beaches are adjacent to Trinidad and Seabridge parks. **Sunset Beach contains one small beach at 11th Street and Pacific Coast Highway.**

a. Recreational Vehicle (RV) Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City beach parking lot at Lake Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31.

In addition, the State Department of Parks and Recreation allocates 100 spaces for camping at the Bolsa Chica State Beach. The spaces are available year-round, with a maximum two-week stay. The City beach also offers a similar program for en route RV camping between June 1 and September 14.

b. Huntington Harbour

Huntington Harbour is a ~~680~~ **860** -acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The waterways provide significant opportunities for boating which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, such as the City-operated public boat ramp located adjacent to the Warner Fire Station at Warner Avenue and Pacific Coast Highway. An additional boat ramp is located at the Sunset Aquatic Park in Seal Beach. The City also operates Percy Dock across the harbor from Warner Dock; the Percy Dock includes a parking lot and a dock but does not include a ramp.

C. FUTURE RECREATIONAL NEEDS

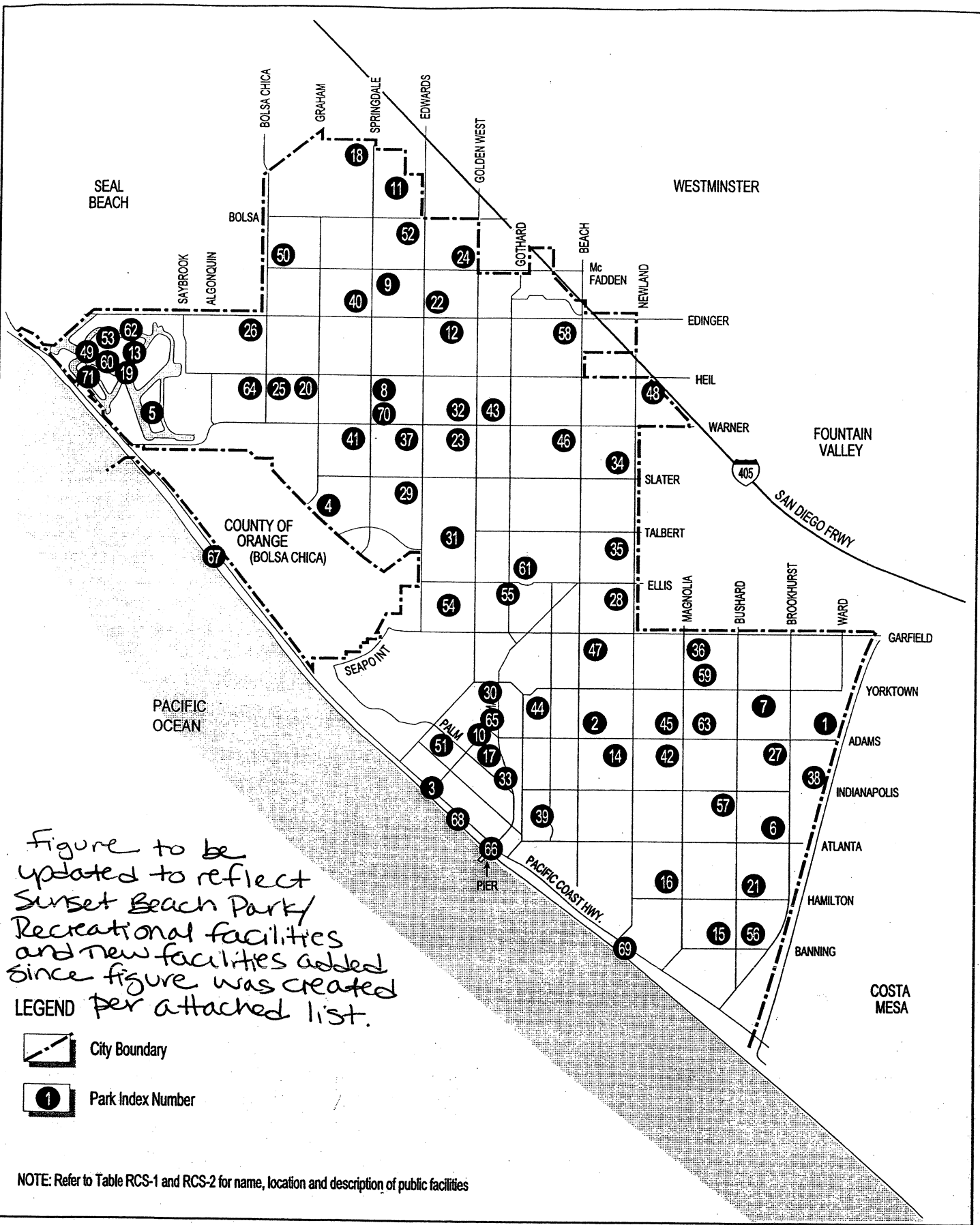
The City has set its park standard at five acres per 1,000 people. ~~The 1990 census indicates that the City of Huntington Beach's population is 181,519.~~ **The City's population is 204,784, based on the January 2010 estimate from the State Department of Finance for Huntington Beach and an estimate of 1,300 for the Sunset Beach community.** Based on the ~~1990~~ **2010** population and the City's standard, the City should have a total of ~~907~~ **1,023.92** acres of parkland in ~~1992~~ **2010**. City parks encompass approximately ~~576~~ **856.83** acres, **including the City-owned public golf course** and the ~~three City beaches~~ parks encompass approximately ~~380~~ **183.42** acres. Therefore, the City contains ~~956~~ **1,040.25** acres of parkland, which exceeds the defined standard.

Under the Quimby Act, in-lieu funds can be used for park renovation, acquisition, and development. Recreation programs are funded through service fees and by the general fund.

Many of the local school sites provide recreational amenities and facilities to the surrounding neighborhoods, including youth sports fields. Recent population trends and budget constraints have led to school closures. Some school districts have sold or are contemplating selling the closed school sites for residential or other development. Since the schools provide recreation sites, their closure and potential future development could remove the public recreational amenity from the neighborhood. The city of Huntington Beach should assess and determine the value of acquiring the sites or portion of the sites for public use.

ISSUES

1. The impact of growth on recreation and park facilities needs to be assessed and accommodated (*RCS 2.1.1, RCS 3.1.1, RCS 3.1.5, and RCS 5.1.2*).
2. Closed school facilities should be evaluated as to whether the need exists to utilize a portion of each site for a neighborhood park and/or youth services (*RCS 1.1.7 and RCS 5.1.1*).
3. Adequacy of recreation programs and available park acreage should be periodically assessed to ensure adequacy (*RCS 1.1.2, RCS 2.1.1, RCS 2.1.4, and RCS 4.1.2*).
4. Parks which feature areas of natural environment should be provided (*RCS 1.1.2*).
5. Adequate funding for park and beach maintenance and renovation should be maintained to ensure park usability (*RCS 2.1.2, RCS 2.1.3, RCS 6.1.2, and RCS 7.1.1*).
6. Quimby Act in-lieu fees and alternative funding methods for park development and renovation should be periodically evaluated (*RCS 8.1.1 and RCS 8.1.6*).
7. The City should assess the impact of increases in the population or demand for community center services and should plan accordingly (*RCS 2.1.1 and RCS 3.1.1*).
8. The aging of the general population and increases in the senior population will increase demand for senior services. The City should assess possibilities for building a new multi purpose Senior Center and incorporate the Outreach Center to meet increased demands (*RCS 1.1.1, RCS 3.1.2, and RCS 3.1.5*).
9. The City is required to devise an implementation plan addressing the Americans with Disabilities Act of 1992 (*RCS 1.1.1, RCS 3.1.6, and RCS 4.1.3*).
10. All designated park lands need to be preserved with proper land use designation (*RCS 2.1.1, RCS 3.1.3, and LU 7.1.1*).



PARK / RECREATIONAL FACILITIES

CITY OF HUNTINGTON BEACH GENERAL PLAN

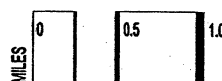


FIGURE RCS-1

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arevalos Park	1	3							•										•									
Bartlett Par	2	30	•															•									•	
Blufftop Park	3	20					•												•	•							•	
Bolsa View Park	4	3			•				•										•									•
Booster Park	5	1							•										•									•
Burke Park	6	2.5							•										•									•
Bushard Park	7	2.5							•										•									•
Chris Carr Park	8	11							•			•					•		•									•
Circle View Park	9	2							•										•									•
City Gym & Pool (Dwyer)	10	0.5	•		•									•					•						•			•
Clegg / Stacy Park	11	3							•										•									•
College View Park	12	3							•										•									•
Conrad Park	13	3							•										•									•
Drew Park	14	2.5			•				•										•	•								•
Eader Park	15	2.5	•						•										•									•
Edison Community Center	16	40	•	•	•				•	•					•				•	•	•	•		•		•		•
Farquhar Park	17	3							•										•	•								•
Franklin Park	18	2							•										•	•								•
French Park	19	3								•									•									•
Gibbs Park	20	5							•								•		•									•
Gisler Park	21	11							•										•									•
Glen View Park	22	3							•										•	•								•
Golden View Park	23	2.5							•										•	•					•			•
Greer Park	24	15.5			•				•							•			•	•					•			•
Harbour View Park	25	3.5	•		•				•										•	•								•
Haven View Park	26	3							•										•	•								•
Hawes Park	27	2.5							•										•									•
Helme Park	28	2			•				•										•	•								•
Hope View Park	29	3							•										•									•
Huntington Central Park	30	370		•			•	•	•		•	•	•			•	•	•	•	•							•	
Irby Park	31	5							•										•									•
Lake Park	32	5	•						•						•				•	•								•
Lake View Park	33	3	•						•										•	•								•
Lambert Park	34	5.5																	•									•

**CITY PARKS AND
RECREATIONAL FACILITIES (page 1 of 2)**

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated
to reflect new facilities
and updated acreage
numbers per attached list
ATTACHMENT NO. 2.12

TABLE **RCS-1**

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horsestoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Langenbeck Park	36	18			●				●										●	●								●
Lark View Park	37	3							●										●	●								●
Le Bard Park	38	5							●										●	●								●
Manning Park	39	2.5			●				●										●	●						●		
Marina Park	40	11		●	●				●										●	●	●			●			●	●
Marine View Park	41	3							●										●	●						●		
Moffet Park	42	2.5							●										●	●								●
Murdy Park	43	15	●	●	●				●	●					●				●	●			●	●		●		●
McCallen Park (Boys & Girls Club)	44	5.5	●		●				●	●				●					●	●				●		●		●
Newland Park	45	3							●										●	●								
Oak View Center Park	46	1.6	●		●				●	●									●	●								●
Perry Park	47	2							●										●	●								
Pleasant View Park	48	2							●										●	●								
Prince Park	49	0.2							●			●							●	●								
Robinwood Park	50	2							●										●	●								
Rodgers Seniors' Center	51	2	●						●	●									●	●								
Schroeder Park	52	2.5							●										●	●								
Seabridge Park	53	4.5				●			●										●	●								●
Seacliff Park #1	54	.5							●										●	●								
Seacliff Park #2	55	.5							●										●	●								
Seeley Park	56	3.5		●					●										●	●								
Sowers Park	57	2.5							●										●	●								
Sun View Park	58	2.5							●										●	●								
Tabert Park	59	5.5							●										●	●								
Tarbox Park	60	0.5							●										●	●								
Terry Park	61	.5	●		●				●										●	●								
Trinidad Beach Park	62	.5				●			●										●	●								
Wardlow Park	63	2.5							●										●	●								
Wieder Park	64	5		●					●										●	●								
Worthy Community Park	65	12		●					●										●	●	●		●					
Municipal Pier	66	NA										●							●	●						●		
Bolsa Chica State Beach	67	NA	●		●	●	●	●											●	●						●		
Huntington City Beach	68	NA	●	●	●	●	●	●											●	●								●
Huntington Beach State Park	69	100	●		●	●	●	●											●	●						●		
Meadowlark Golf Course	70	NA																								●		
Huntington Harbour	71	NA																										

CITY PARKS AND
RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated
to reflect new facilities
and updated acreage
numbers per attached list

TABLE RCS-1

Updated Park/Open Space Inventory, August 2010

	Park Name	Park Type	Acreage	Address
1	Arevalos	N	2.58	10441 Shalom Dr
2	Baca	C	14.35	7329 Sherwood Dr
3	Bailey (formerly Seacliff #1)	M	0.59	6782 Morning Tide Dr
4	Bartlett	C	27.73	19822 Beach Blvd
5	Bauer	N	2.04	21401 Newland St
6	Bluff Top	R	19.66	2201 Pacific Coast Hwy
7	Bolsa View	N	2.70	5653 Brighton Dr
8	Booster	M	0.85	16861 Baruna Ln
9	Burke	N	2.50	20701 Queens Park Ln
10	Bushard	N	2.38	9691 Warburton Dr
11	Carr	C	10.72	16532 Springdale St
12	Circle View	N	2.31	15720 Willet Ln
13	Clegg-Stacey	N	2.80	6161 Larchwood Dr
14	College View	N	2.70	16281 Redlands Ln
15	Conrad	N	2.71	3612 Aquarius Dr
16	Davenport Beach****	M	0.46	4031 Davenport Dr
17	Discovery Well	N	6.60	6720 Summit Dr
18	Drew	N	2.28	20252 Cape Cottage Ln
19	Eader	N	2.68	9281 Banning Ave
20	Edison	C	39.69	21377 Magnolia St
21	Farquhar	N	3.52	951 Main St
22	Finley (formerly Seacliff #2)	M	0.56	6782 Evening Hill Dr
23	Franklin	N	1.52	5760 Sands Dr
24	French****	M	0.33	3482 Venture Dr
25	Gibbs	N	6.83	16641 Graham St
26	Gisler	C	11.67	21215 Strathmoor Ln
27	Glen View	N	3.02	6721 Glen Dr
28	Golden View	N	2.81	17201 Cobra Ln
29	Green	N	4.04	18751 Seagate Dr
30	Greer	C	10.44	6900 McFadden Ave
31	Harbour View	N	4.02	16600 Saybrook Ln
32	Haven View	N	2.95	16041 Waikiki Ln
33	Hawes	N	2.68	9731 Verdant Dr
34	Helme	N	2.02	18591 Chapel Ln
35	Hope View	N	3.61	6371 Armada Dr
36	Humboldt Beach****	M	0.48	4141 Humboldt Dr
37	Huntington Central	R	343.24	18002 Goldenwest St
38	Irby	N	10.91	6770 Ruth Dr
39	Lake	N	4.75	1035 11th St
40	Lake View	N	2.16	17461 Zeider Ln
41	Lamb	N	2.60	10151 Yorktown Ave
42	Lambert	N	3.50	18321 Newland St
43	Langenbeck	C	17.02	8721 Suncoral Dr
44	Lark View	N	3.65	17141 Fraser Ln
45	LeBard	N	4.99	20461 Craimer Ln
46	Manning	N	2.46	307 Delaware St
47	Marina	C	9.34	5562 Cross Dr
48	Marine View	N	2.96	17442 Frans Ln
49	McCallen	N	5.84	2309 Delaware St
50	Moffett	N	2.38	20400 Meander Ln
51	Murdy	C	16.04	7000 Norma Dr
52	Newland	N	2.94	19702 Topeka Ln
53	Oak View	N	1.31	17261 Oak Ln
54	Orange County Regional Park (Wieder)*	R	45.01	19251 Seapoint St
55	Pattinson	N	3.51	6200 Palm Ave

	Park Name	Park Type	Acreage	Address
56	Perry	N	1.88	8152 Deauville Dr
57	Pleasant View	N	2.17	16650 Landau Ln
58	Prince	M	0.22	3282 Venture Dr
59	Robinwood	N	1.41	5180 McFadden Ave
60	Schroeder	N	2.37	6231 Cornell Dr
61	Seabridge	N	3.91	16252 Countess Dr
62	Seeley	N	3.37	9711 Surfcrest Dr
63	Sowers	N	2.65	9272 Indianapolis St
64	Sunset Beach Linear Park***	N	6.41	btwn. S. & N. Pacific Aves.
65	Sun View	N	2.45	16192 Sher Ln
66	Talbert	N	5.44	19222 Magnolia St
67	Tarbox	M	0.44	16601 Wellington Cir
68	Terry	N	4.81	7701 Taylor Dr
69	Trinidad****	M	0.75	3601 Sagamore Dr
70	Wardlow	N	8.36	19761 Magnolia St
71	Wieder	N	4.80	16662 Lynn Ln
72	Worthy	C	11.33	1831 17th St
73	11th Street Beach****	M	0.17	11th St. and PCH
	Park Acreage Total		756.32	
	City Gym & Pool		0.50	1600 Palm Ave
	Rodgers Senior Center		2.01	1706 Orange Ave
	Beach Acreage**		183.42	
	Meadowlark Golf Course		98.00	
	Total Park/Open Space Acreage Total		1040.25	
	*Only includes park acreage within city limits			
	**Includes beach area from Beach Blvd to Seapoint St. , and Sunset Beach			
	***Acreage excludes parking area			
	****Beach Park			
	Bold text for individual parks indicates addition to park inventory list since GP adoption in 1996.			

c. Water Storage

The water storage system consists of Overmyer Reservoir and the Peck Reservoir, both located within the City. Peck Reservoir's capacity is 16 million gallons and Overmyer Reservoir has a capacity of 23 million gallons. The reservoirs store both groundwater and imported water. The reservoirs fill with water at night and empty during the day. Presently, the storage facilities are inadequate to serve the water demands of the City. Policies contained in the 1995 Water Master Plan will address these inadequacies.

d. Water Booster Facilities

Booster facilities pump water from reservoir storage into the water distribution system when normal water pressures are insufficient. At present, booster facilities are inadequate to maintain water pressure levels. Policies contained in the 1995 Water Master Plan will address these inadequacies.

e. Water Distribution System

The local distribution system consists of approximately 480 miles of water lines ranging in size from 2 to 42 inch diameter pipes. Huntington Beach has an emergency service agreement with the cities of Fountain Valley, Seal Beach, and Westminster to receive water during a disaster. The existing system is inadequate, but with policies contained in the 1995 Water Master Plan, these inadequacies will be addressed.

2. Improvements

The 1995 Water Master Plan analyzes demands and impacts of surrounding communities such as Sunset Beach and Surfside on the City's system, as well as the anticipated impact of future developments such as the Bolsa Chica. The Huntington Beach's Water Department currently supplies or may supply water to these areas.

The Master Plan identifies the following improvements which the Water Department is in the process of requesting approval from the City Council to fund and construct:

- a. Three new underground water wells.
- b. 43 million gallons of water storage that has been designed but the site has yet to be determined.
- c. The City will participate in the Orange County Water District's Green Acres Project. The Green Acres Project is a treated reclaimed water project which will be used for landscape irrigation. The reclaimed water distribution line location will be determined by the Orange County Water District; anticipated start up date is 1997.

B. SANITATION TREATMENT AND SEWERAGE

The Sanitation Treatment and Sewerage services for the City of Huntington Beach are provided by ~~two~~ **three** entities: The Orange County Sanitation District (OCSD), ~~and the City of Huntington Beach Public Works Department, Engineering Division~~ **and the Sunset Beach Sanitary District**. Currently, 98 percent of the City is connected to the sewer system. The remaining two percent utilizes septic tanks and is scattered throughout the City. These areas are under no pressure to convert from septic tanks to the sewer system at this time.

1. Orange County Wastewater Treatment

The two wastewater treatment plants serving the City of Huntington Beach perform primary and secondary treatment procedures. Plant #1 is designed to treat the wastewater generated by neighboring cities and the northern portion of the City. Operators in Plant #1 determine whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant #2. Plant #2 treats most of the City's sewage. The following table describes the characteristics of the two plants:

	Current Operating Capacity	Existing Operations	Planned Improvements
Plant #1	60 Primary MGD 60 Secondary MGD	50 Primary MGD	Additional 60 Primary MGD
Plant #2	200 Primary MGD 95 Secondary MGD	170 Primary MGD	None

The OCSD has developed engineering plans for plant improvements anticipated to meet the needs of the City to the year 2050. Implementation of these plans is dependent on increased demands rather than a set time table. Many of these improvements will need to be implemented prior to the construction/occupancy of any planned large developments.

At present, the OCSD has seen a 14 percent drop in wastewater treatment demand due to water conservation practices and City and County imposed regulations. However, the OCSD states that this trend may be misleading and that it may be premature to determine future demand trends.

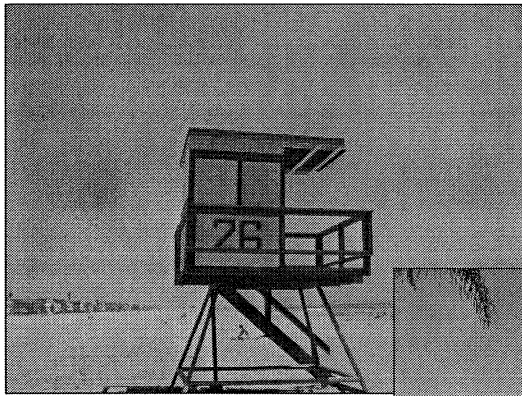
2. Existing Sewage Collection System

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department **and the Sunset Beach Sanitary District** is **are** responsible for the local level of service while the OCSD is responsible for the regional service.

The OCSD's trunk lines connect local lines to the treatment plants. The major trunk lines flowing to treatment plants are constructed and designed to incorporate all the City's smaller outlet sewer lines. The sewage trunk lines are designed to not exceed 0.75 depth over diameter (D/D), the system is currently working at about 0.5 D/D. OCSD has no immediate plans for updating the existing lines other than the normal replacement of deteriorating sewer lines and trunks.

The OCSD also owns and operates three pump stations in the City. The pump stations help transport the sewage through the system and onto the treatment plants. The Slater Pumping Station is presently being improved. This pumping station is instrumental for any future developments of Bolsa Chica and McDonnell-Douglas.

The City of Huntington Beach **and the Sunset Beach Sanitary District** owns, operates, and maintains the smaller sewer lines that run from the households or businesses to the larger City **and OCSD** owned sewer trunks.



Draft

Sunset Beach Specific Plan

City of Huntington Beach
Planning and Building Department
2000 Main Street
Huntington Beach, California

August 2010

ATTACHMENT NO. 3.1

Draft

Sunset Beach Specific Plan

**Prepared by:
City of Huntington Beach Planning and Building Department
2000 Main Street
Huntington Beach, CA 92648**

**Adopted by City Council: _____
Certified by the California Coastal Commission: _____**

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1. Introduction

1.1 Location

Sunset Beach is a 109 acre primarily residential community that stretches 1.2 miles from Seal Beach at the northwest extremity to Bolsa Chica State Beach, with which it is contiguous at the southeast, as shown in Exhibit 1.1, Vicinity Map. It is bordered on the southwest by the Pacific Ocean and on the northeast by the Huntington Harbour and Peter's Landing developments and is in proximity to the Bolsa Chica Wetlands and Sunset Aquatic Park. The entirety of Sunset Beach is located in the Coastal Zone.

From the ocean inland Sunset Beach is formed by six successive strips running the length of the community: the beach, the ocean front residences along South Pacific Avenue, the linear park/public parking facility between South and North Pacific Avenues, the residences along North Pacific and side streets, the mixed residential-commercial buildings on both sides of Pacific Coast Highway, and the residences on Sunset Island and adjacent to Park Avenue (Exhibit 1.2, Aerial Photograph).

1.2 Specific Plan Area Background

Sunset Beach was established as an unincorporated town on September 8, 1904, governed by the County of Orange. Its formal establishment followed construction of the Pacific Electric Railway (PER). The Newport-Balboa line was the first PER line into Orange County and ran down the coast from Long Beach. The line was extended into Huntington Beach via Seal Beach in Summer 1904. Sunset Beach was laid out along the tracks in 1905. An 80 foot wide boulevard was graded running north to south next to the "Red Car" line, the common reference to PER, and became known as Ocean Boulevard. This thoroughfare was renamed Pacific Coast Highway in 1926. Development of Sunset Beach was similar to that of small coastal communities of the time and was punctuated by various events that helped to shape it to its current form, not the least of which was the rail line and the highway. The other notable change for the area was the development of Huntington Harbour in the 1960s, which transformed marsh and slough into residential islands, a marina and commercial area.

Sunset Beach is unique among coastal communities in that 61 percent of its total area, excluding streets, is publicly owned and utilized. Of its 109 acres, almost 50 acres are devoted to public uses, which include the main beach, a combination linear park and public parking facility, Sunset Channel and 11th Street beach. Approximately 31 acres are developed with residential and commercial uses, and 28 acres are right-of-way (streets).

There are 700 residential units in the community developed at a range of densities, with commercial and mixed use developments mostly along Pacific Coast Highway. The community has approximately 1,300 residents. While Sunset Beach is almost built out, remodeling and rebuilding of residential lots occurs on an on-going basis.

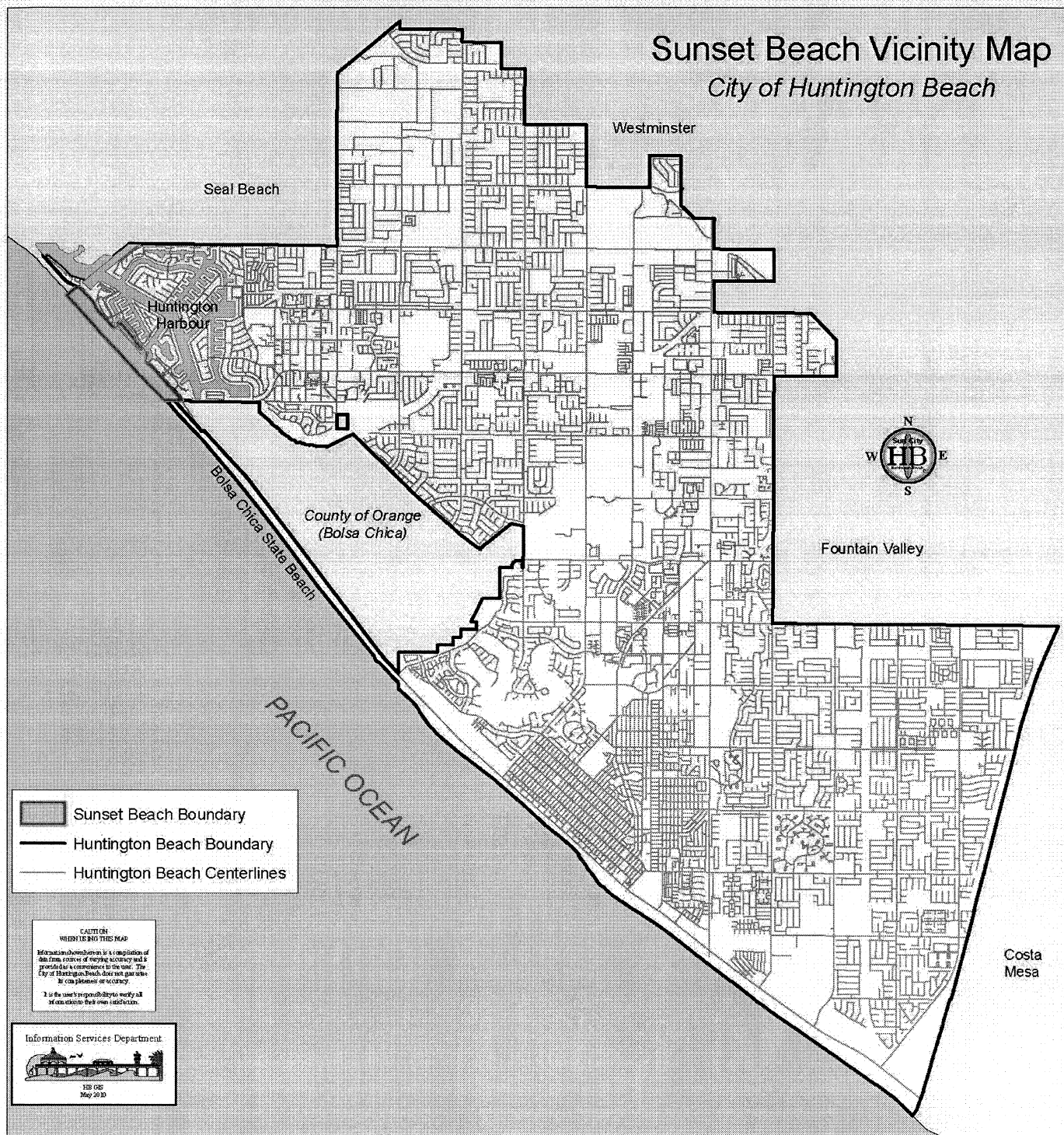


Exhibit 1.1 Vicinity Map



Exhibit 1.2 Aerial Photograph

1.3 Purpose and Intent

This Sunset Beach Specific Plan establishes the development regulations and administrative procedures necessary to achieve orderly and compatible development of the area consistent with the City of Huntington Beach General Plan and Local Coastal Program.

The Specific Plan establishes specific zoning and site development standards for Sunset Beach generally consistent with the County of Orange Sunset Beach Specific Plan, dated September 1990. Sunset Beach will be annexed to the City of Huntington Beach. After the annexation and the adoption of the City of Huntington Beach Sunset Beach Specific Plan are effective, the City of Huntington Beach Sunset Beach Specific Plan will supersede the County of Orange Sunset Beach Specific Plan as the effective zoning regulations for the approximately 109 acre Sunset Beach area.¹

The intent of the Sunset Beach Specific Plan is to provide clear and comprehensive descriptions of land use, circulation, infrastructure and site development standards. The Specific Plan is regulatory in nature and serves as zoning for the Sunset Beach area, see Exhibit 1.3, Zoning Map. The Specific Plan also serves as the implementation plan for the Huntington Beach Local Coastal Program. Development plans and other entitlement requests for the Specific Plan area must be consistent with this Specific Plan and the Huntington Beach General Plan and Local Coastal Program.

1.4 Authority and Scope

The authority to prepare, adopt and implement Specific Plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457).

The Specific Plan will be used by the City of Huntington Beach to implement the Huntington Beach General Plan and Local Coastal Program for the Sunset Beach area. The Specific Plan contains all applicable land use regulations and will thus constitute the zoning for the Sunset Beach area. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Huntington Beach Zoning and Subdivision Ordinance, unless otherwise noted.

Local planning agencies or their legislative bodies may designate areas within their jurisdictions as ones for which a Specific Plan is “necessary or convenient” (Government Code Section 65451). A Specific Plan may either be adopted by ordinance or resolution (Government Code Section 65507). Adoption of the Sunset Beach Specific Plan shall be consistent with the provisions of the Huntington Beach Zoning and Subdivision Ordinance, Chapter 215.

¹ The County of Orange Sunset Beach Specific Plan lists the acreage for the Specific Plan area as 115 total acres, 30 acres of which are the main beach. With the benefit of geographic information systems, and based on current information from the County of Orange, the total acreage is now estimated at 109, 33 of which are the main beach.



1.5 Previous County of Orange Approvals for Sunset Beach

On March 9, 1982, the Orange County Board of Supervisors adopted Resolution No. 82-349, authorizing preparation of a Specific Plan for Sunset Beach. The Land Use Plan, including Development Guidelines, was approved by the Board of Supervisors on May 6, 1981, as an amendment to the Orange County General Plan. The purpose of the County Sunset Beach Specific Plan (SBSP/LCP) was to tie together the Land Use Plan and Implementing Actions Program of the County's Local Coastal Program.

In January, 1986, the Board of Supervisors directed the Environmental Management Agency (EMA) to prepare an amendment to the SBSP/LCP. Amendment 90-1 to the SBSP/LCP was approved by the Board of the Supervisors by Resolution No. 90-1244 and Ordinance No. 3798 on September 26, 1990.

The Sunset Beach area remained an unincorporated "island" while the cities of Seal Beach and Huntington Beach incorporated and annexed adjoining areas. In 2009, the Orange County Local Agency Formation Commission (LAFCO) placed the unincorporated Sunset Beach area in the City of Huntington Beach's Sphere of Influence, facilitating the annexation of Sunset Beach to the City of Huntington Beach.

This proposed City of Huntington Beach Sunset Beach Specific Plan is intended to comply with State law requiring the City to adopt zoning regulations for property ("pre-zone") before annexation is approved by LAFCO.

1.6 Previous California Coastal Commission Approvals for Sunset Beach

The California Coastal Commission originally certified the SBSP/LCP on October 27, 1983. Subsequently, the Commission certified the amended SBSP/LCP on July, 17, 1991.

The Commission retains original permit jurisdiction over development seaward of the mean high tide line. Therefore, it has permitting authority for improvements in/above the ocean and waterway and has issued such coastal development permits in Sunset Beach.

This City of Huntington Beach Sunset Beach Specific Plan must be approved by the California Coastal Commission in order to become effective.

1.7 Consistency with California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared as part of the Specific Plan approval process. The Initial Study will serve as the basis on which the environmental effects of implementation of the Specific Plan can be ascertained. The Initial Study indicated that a Negative Declaration is the appropriate CEQA compliance tool, and has been prepared as part of this Specific Plan process.

All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and within the scope of the Negative Declaration. Additional environmental documentation may be required in the future if new significant

development is proposed or if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA Guidelines.

2. Land Use Plan

The goal of the Land Use Plan is to maintain and enhance the special character of Sunset Beach. The Land Use Plan establishes and designates areas of residential and commercial development that will not impair coastal resources or public access to the coast consistent with the previous County Specific Plan. It identifies the beach, waterway and public parking facilities and policies to preserve them. Preservation of the unique character of Sunset Beach is the fundamental goal from which the Land Use Policies are derived.

2.1 Existing Conditions

Sunset Beach is characterized by the unique and valuable commodity of its sandy beach and ocean shoreline. It is also surrounded on its inland side by a system of waterway canals in the Huntington Harbour development. The majority of the Sunset Beach area is designated for public or community use, the largest component of which is the beach. The beach is bounded on the south by Warner Avenue and on the north by Anderson Street, a distance of 6,300 feet. Access to the shoreline is at 27 street-end locations through the residential areas, 35 feet in width, located every 200 feet along the beach frontage. The only recreation facilities on the beach are volleyball nets. Approximately 1,500 feet of the beach is open for surfing. Lifeguard service is provided on a seasonal basis. Outdoor games, swimming, surfing and fishing constitute the major activities at this beach.

The area also benefits from a 13 acre linear park/public parking facility, constructed by the County of Orange in the old Pacific-Electric right-of-way, with picnic areas, a tot lot, five restroom buildings, pathways, and 660 parking spaces. Other notable public uses include the Sunset Channel, 11th Street beach, a post office and a volunteer fire station. The Sunset Beach Community Association also owns and operates a community center, which functions as a quasi-public use.

There are no public boat launch sites in Sunset Channel with the exception that nontrailerable boats that can be hand-carried may be launched at the 11th Street Beach. There are no publicly maintained boating facilities within the Sunset Beach area. However, private docks are available in Sunset Channel adjacent to commercial and residential properties subject to the permit process.

Private land uses in Sunset Beach are residential and commercial. The residential uses consist of 700 single and multiple family type dwelling units, on typically 2,700 square foot lots, which are well mixed throughout both residential and commercial areas. Densities range from approximately 22 to 45 units per acre. There are approximately 60 commercial establishments. Existing commercial uses range from neighborhood convenience facilities such as markets, to more area-wide facilities such as motels, restaurants, and specialty shops that generally front on Pacific Coast Highway. Because of the compact size and special nature of the Sunset Beach community and the limited area for commercial uses, the convenience facilities and goods provided serve the visitors and tourists as well as local residents.

The Sunset Beach area consists of 497 parcels, the beach, and right-of-way. All but four of these parcels are fully developed or used in substantial part by an adjacent parcel for yard area,

parking or accessory structures. Of the four parcels, three are vacant and one parcel is occupied by a billboard. The existing residential and commercial areas are 99 percent developed.

Sunset Beach exhibits generally low relief with elevations ranging from sea level to five feet above sea level. Erosion of the shoreline in the area has been relatively continuous since the construction of the east jetty of Anaheim Bay in 1944. In 1945, the Navy constructed 600 feet of stone revetment downcoast from the Anaheim Bay east jetty to retard the erosion but had to reinforce it the following year. In 1947, the revetment was further extended and a wood sheet-pile bulkhead established to strengthen the shore road. In the 1940s, 1,422,000 cubic yards of material were placed on the beach. Additional material has been placed along the Surfside-Sunset Beach shoreline on a regular basis over the years and is expected to be needed on an on-going basis.

Much of the area northwest of Pacific Coastal Highway was once a marsh and slough and was dredged and redeveloped to establish Sunset Island and Huntington Harbour in the 1960s. The development of these communities destroyed the marsh-slough habitat. The developed area of Sunset Beach does not provide a suitable habitat for wildlife or native vegetation because of its highly urbanized character, although certain avifauna may forage on the beach.

Along the sandy beaches of the Specific Plan area, plankton, organic detritus, and debris form a primary food source for many of the macroscopic (i.e., large enough to be observed by the naked eye) species of marine animals, such as beach hoppers, sand crabs, and various species of clams. Also, microfauna could possibly be a food source for invertebrate macroscopic filter feeders. Filter and deposit feeders provide a food source for many fish species such as barred surfperch and California corbina, and also for numerous shore birds such as willets, whimbrels, dowitchers, plovers, and gulls. In turn, many of the vertebrates, especially the fishes, provide a food source for larger carnivorous vertebrates such as other fishes and mammals.

Many invertebrate species are subject to cycles of abundance and rarity on any segment of sandy beach shoreline. The fish species present are frequently taken by in-shore anglers but are not exclusively confined to the shallow water of the open coast sandy beaches; they can also be found in deeper waters, or in bays and harbors, depending on such factors as migratory habits, spawning habits, weather conditions, wave conditions, and currents. Pismo clams are known to exist all along the intertidal and subtidal zones of the sandy beach shorelines from Anaheim Bay Harbor to the entrance to Newport Harbor. This bivalve is an important resource sought by recreational Clammers.

The open coast sandy beach in the Specific Plan area and vicinity are spawning habitat for the grunion. Other fish species such as the barred surfperch and California corbina are found in the surf zone feeding primarily upon sand crabs. Common sandy beach organisms such as sand crab, pismo clam, bean clam, and polychaetes are known to exist intertidally and subtidally along the Surfside-Sunset Beach shoreline in spite of previous beach deposition (sand replenishment) operations.

2.2 Land Use

The Sunset Beach Land Use Plan is intended to implement the goals of the City of Huntington Beach General Plan and Local Coastal Program. Broadly stated, the goals for the area are to:

- Maintain and enhance the special character of Sunset Beach.
- Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

More specifically, the City of Huntington Beach Sunset Beach Land Use Plan proposes to carry forward the land use designations previously approved by the County of Orange and California Coastal Commission. However, for consistency with the City's General Plan, some of the designations are different in name, though the types of permitted uses are similar. These uses will also be governed by the more specific regulations of this Specific Plan, as set forth in Section 3.

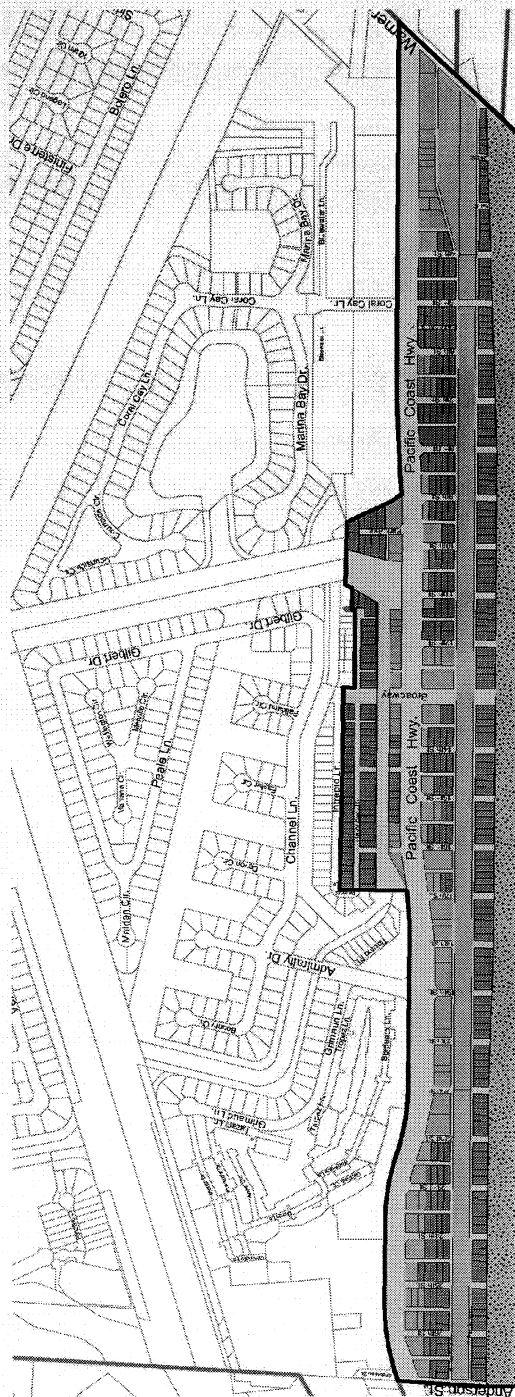
The Sunset Beach Land Use Plan is illustrated in Exhibit 2.1. The Plan designates the 109 acre Specific Plan area as follows:

<u>Land Use Designation</u>	<u>Acres</u>
Residential High Density-30	22.32
Commercial Visitor-Mixed Use Overlay	9.16
Public	13.00
Open Space-Shoreline	33.17
Open Space-Water Recreation	3.40
Right of Way	28.26
Total	109.31

The Residential High Density designation has a General Plan/Local Coastal Program density category of greater than 30 units per net acre, denoted by “-30” to reflect the existing density condition of some parts of Sunset Beach. The Commercial Visitor designation has a Mixed Use (“-mu”) Overlay, which permits residential uses in conjunction with the underlying commercial designation. This is in recognition that the Specific Plan allows for residential units above the ground floor in the CV area.² In addition to the underlying land use designations, and the notations for RH and CV described above, the entire area has a Specific Plan Overlay (“-sp”) designation in recognition of the need and existence of a specific plan for the Sunset Beach area.

The City of Huntington Beach General Plan and Local Coastal Program also use Subarea designations to identify areas that are unique in the city, serve certain functions or have area-specific goals or regulations. The Sunset Beach Specific Plan area will be designated as Subarea 4L on the City’s Community District and Subarea Schedule in the General Plan and Local Coastal Program. Those Subarea Schedules refer the reader to this Specific Plan for development regulations.

² The County’s existing Specific Plan allows residential uses above the ground floor in the Commercial Visitor (Sunset Beach Tourist District) area. A 2010 review of existing development in Sunset Beach indicates that there are approximately 80 residential units in the areas designated for principally commercial uses. Of these, only approximately five units were located above commercial uses.



LEGEND

- | | | | |
|--|--|--|---------------------------|
| | Residential High Density | | Parcels |
| | Commercial Visitor - Mixed Use Overlay | | Right Of Way |
| | Public | | Huntington Beach Boundary |
| | Open Space - Shoreline | | Sunset Beach Boundary |
| | Open Space - Water Recreation | | |
| | Specific Plan Overlay | | |
| | This designation applies to all Land Uses for this area. | | |

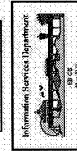


Exhibit 2.1 Land Use Plan